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GENERAL PLAN REPORT

SOUTH CENTRAL URBAN REGION

SHASTA COUNTY

CALIFORNIA



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RESOLUTION NO. 78-236

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF SHASTA PROVIDING FOR GENERAL PLAN GUIDELINES

BE IT RESOLVED that:

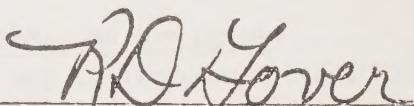
1. The Board of Supervisors may, from time to time, adopt by resolution guidelines for the interpretation, clarification, and implementation of the Shasta County General Plan.
2. The Planning Director shall from time to time recommend to the Board of Supervisors such amendments to these guidelines as he may deem necessary or appropriate.
3. The guidelines attached hereto as Exhibit "A" shall be and hereby are adopted as guidelines for the use of the General Plan and shall be distributed with the General Plan.

DULY ADOPTED this 21st day of August, 1978, by the Board of Supervisors of the County of Shasta, by the following vote:

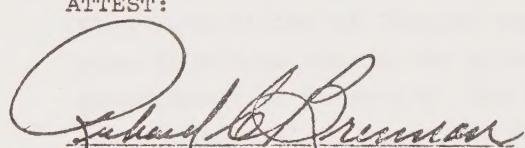
AYES: Supervisors Sanders, Caton, Evans, Gover, Keefer

NOES: None

ABSENT: None


R. D. GOVER, Chairman, Board of
Supervisors, County of Shasta,
State of California

ATTEST:


RICHARD C. BRENNAN, County Clerk
and Ex-Officio Clerk, Board of
Supervisors, County of Shasta,
State of California

78-236

EXHIBIT A
GENERAL PLAN GUIDELINES

**A. CONSISTENCY AND PRE-EXISTING
NON-CONFORMING RESIDENTIAL DENSITIES**

Any population density limitation in the description of any general plan district, as set forth in the Land Use Element of the General Plan, shall not by itself preclude the division of any land if, in addition to the findings required by the Subdivision Map Act, California Environmental Quality Act and the Land Division Ordinance, all of the following findings are made by the approving authority:

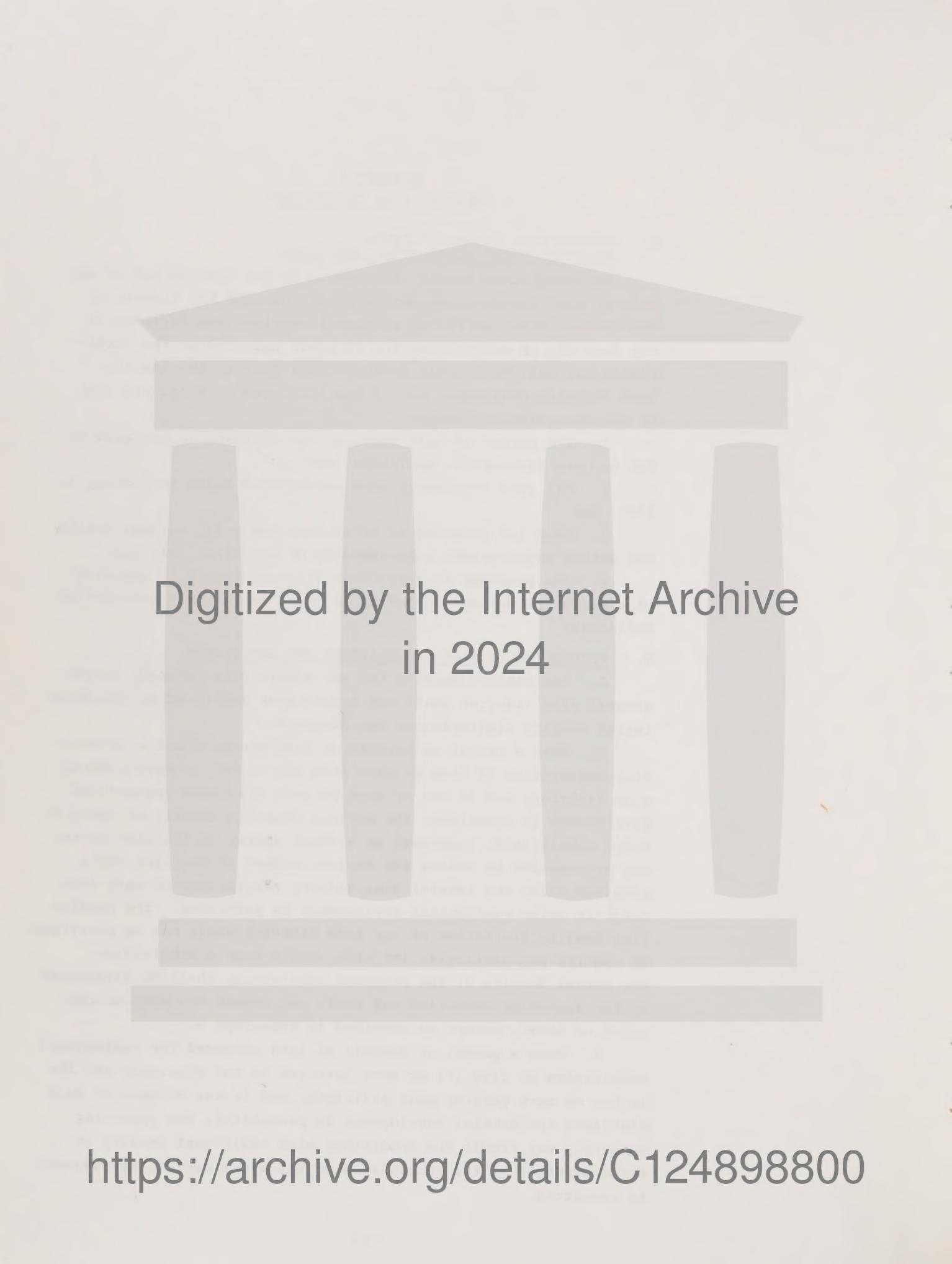
1. The parcel of land proposed for division is occupied by two or more residential buildings; and
2. All such residences were constructed prior to January 1, 1973; and
3. Each lot proposed to be created meets all current health and safety requirements independently of any other lot; and
4. The proposed land division will not result in creation of a lot or parcel unoccupied by at least one of such residential buildings.

B. POPULATION DENSITY CALCULATIONS AND LOT DESIGN

1. The maximum density for any subdivision located in one general plan district shall not exceed that indicated by the population density limitation of the district.

2. When a parcel or parcels of land proposed for a residential subdivision of five or more lots lie in two or more general plan districts and in two or more of such districts residential development is permitted, the maximum possible density of the proposed subdivision, expressed as a total number of dwelling units, may be computed by adding the maximum number of dwelling units possible under the general plan density regulations of each district in which residential development is permitted. The population density limitation of any such district shall not be construed to require any particular lot size within such a subdivision. The actual density of the proposed subdivision shall be determined by the approving authority and shall not exceed the maximum computed as above, except as provided in Paragraph 3.

3. When a parcel or parcels of land proposed for residential subdivision of five (5) or more lots are in one ownership and lie in two or more general plan districts, and in one or more of such districts residential development is prohibited, the approving authority may credit the subdivider with additional density in those portions of the subdivision in which residential development is permitted.



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4. The area of each of one or more lots in any proposed residential subdivision of five (5) or more lots may fall below the minimum lot size indicated by the density established at the time of approval of the tentative map, provided that:

a. In the case of a proposed subdivision composed solely of one-family residential lots, the average lot size in the subdivision, when calculated to exclude remainders, equals or exceeds that indicated by the approved density and the subdivision is rezoned to the BSM District,

or

b. In the case of a proposed subdivision containing multiple-family residential buildings, the average density, when calculated to exclude remainders and to include the area of all residential lots or parcels and all open space areas, does not exceed that indicated by the approved density and either

1) PD-BSM zoning is applied to the entire subdivision;

or

2) BSM zoning for the entire subdivision is combined with appropriate zoning for the residential lots or parcels and O-S and/or F zoning to preserve the open space areas.

5. Nothing contained in this guideline shall preclude the approving authority from considering whatever facts, information or other matters it deems relevant in determining the permitted density or reviewing the design of any proposed subdivision, and this guideline shall not be construed to entitle any subdivider to any particular population density or subdivision lot design.

C. APPLICATION OF MAP LINES

The Board of Supervisors may, upon application to the Planning Department by any property owner affected or on its own motion, clarify the location of General Plan district boundaries, as shown on the General Plan Maps, by finding after public hearing that such lines conform to property ownership lines, roads, topographical or other physical features, or political entity boundaries. The Board of Supervisors may direct the Planning Commission to review and comment upon any request or proposal for clarification of General Plan district boundaries pursuant to this guideline.

GENERAL PLAN REPORT
SOUTH CENTRAL URBAN REGION
OF
SHASTA COUNTY, CALIFORNIA

Adopted by the Board of Supervisors of the County
of Shasta on May 22, 1967 (Resolution No. 67-72)

GENERAL PLAN ELEMENTS:

HOUSING ELEMENT
LAND USE
STREETS AND HIGHWAYS (circulation)
PUBLIC FACILITIES (Buildings, Sites)
PARKS AND RECREATION
RECREATION RESOURCES OF THE SACRAMENTO RIVER
BETWEEN KESWICK DAM AND THE SOUTHERN SHASTA
COUNTY BOUNDARY (Addendum)
SEWAGE (Addendum)
WATER (Addendum)

The preparation of the General Plan project was financed
in part through an urban planning grant from the Housing
and Home Finance Agency under provisions of Section 701
of the Housing Act of 1954, as amended.

SHASTA COUNTY, CALIFORNIA

BOARD OF SUPERVISORS

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— — —

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Alfred G. Green

William A. Welder

Staff:

James J. Herbert, Director

Robert L. Parz

R. R. McCullough

Wesley H. Arvig

Jeanette Graham

Carol Boyett

— — —

James M. Campbell, Project Planning Consultant

(Officials and staff at the time of Plan Adoption,)
(May, 1967)

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JAMES M. CAMPBELL, A. I. P. PLANNING CONSULTANT

LAND PLANNING AND RESEARCH
ECONOMIC, INDUSTRIAL SURVEYS
TRANSPORTATION, RECREATION

801 EL CAMINO REAL, MENLO PARK
TELEPHONE: DAvenkort 5-1629
EMerson 8-0080

June 1, 1967

The Honorable Board of Supervisors
County of Shasta

Gentlemen:

We are pleased to transmit herewith the General Plan Report, South-Central Urban Region of Shasta County.

The General Plan elements of Land Use, Circulation, Public Facilities and Recreation which were adopted by your Board on May 22, 1967, provide the basic plan elements necessary to ensure sound and orderly development guides for the portion of Shasta County covered in the South-Central Urban Region planning project.

It was a pleasure to work with your Board and the many officials and individuals who contributed time and efforts to the project, and we believe that substantial benefits will result from the plan as it is utilized to give orderly direction to growth and development in the years ahead.

Respectfully submitted,


James M. Campbell

INTRODUCTION

The Board of Supervisors, on recommendation of the Planning Commission, applied for and received an Urban Planning Assistance grant from the Housing and Home Finance Agency late in 1964 to assist in the undertaking of basic data surveys and the preparation of essential General Plan elements, and such zoning and related Specific Plan features as were necessary to complement and effectuate General Plan proposals.

Grant funds, together with the County cash contribution, were used to contract for services of planning consultant whose office performed the major portion of the work program. A substantial services contribution to the program was made by the County Planning and Public Works Departments, which services produced double their cash value in grant funds.

Purpose of the program was to provide for the Board of Supervisors, Planning Commission and other agencies various types of basic information and the basic elements of a General Plan to assist in finding solutions to a variety of problems, to provide general guides for orderly development and to fulfill the requirement that a General Plan be adopted before a number of types of grant and financial assistance programs might be made available to desirable park, highway, water and sewer system, public works and other projects in the area.

The South-Central Urban Region project was undertaken with the understanding that a similar County-wide project would follow. The County-wide project is currently under preparation and will be completed in the fall of 1967.

I. OBJECTIVES OF THE PLAN, GENERAL.

Following more than a hundred years of slow and steady growth, the South Central Urban Region has recently become a region of intensive and varied development activity and greatly accelerated population growth.

These recent activities are sound and basic, relating to the natural physical characteristics of the region which is a major transportation hub for railroads, highways and airways, a major corridor for water and power transmission, and which constitutes a natural drainage basin containing a major waterway in the Sacramento River.

The region contains the trading and service centers for a substantial surrounding area rich in timber, minerals, grazing lands, water resources and recreation features, and centers of governmental, educational, cultural and other public services and facilities, and of housing, labor force and employment.

Growth and development will continue at a rapid rate, and must be guided and assisted within the framework of the following plan objectives:

A. Community Values

- 1) Sound neighborhood standards, designed for maximum convenience and safety.
- 2) High quality of services; water service, sewerage, drainage, fire and police protection, roads and highways.
- 3) Adequate open space, aesthetic controls, park, recreation and scenic highway developments.
- 4) Educational and cultural facilities to meet growing demands.

B. Economic Base

- 1) Increased industrial activity for strengthened tax base, encourage proper types in proper locations.
- 2) Expanded retail sales and services, wholesale and distribution.
- 3) Increased local processing of area resources.
- 4) Increased sustained yield operations in forestry.
- 5) Increased production and processing of mineral resources.
- 6) Increased agricultural production, and processing.

C. Preservation of Natural Assets

- 1) Protection and planned use of natural scenic features.
- 2) Provision of compatible private and public developments in, and access to, scenic and recreation areas.
- 3) Conservation measures to protect natural resources.
- 4) Appropriate land use planning and zoning to conserve and protect agricultural soils.

D. Coordination of Planning and Public Works

- 1) Public agencies, coordination at all levels.
- 2) Public utilities, develop General Plans coordinated with and supplemental to public agency plans.

II. OBJECTIVES AND STANDARDS, PLAN ELEMENTS.

A. Land Use Element, General.

The General Plan, as adopted, is designed to serve as a long-term, general guide for the future growth and development of the South-Central Urban Region of Shasta County.

During a series of public hearings held by the County Planning Commission, comments and suggestions of individuals and agency representatives resulted in revisions and improvements in plan proposals. At the conclusion of its hearings, the Commission recommended the plan to the Board of Supervisors for further hearing and adoption.

Board of Supervisors adoption was by resolution stating that the plan is adopted to serve as a guide for sound and orderly development. The adopted plan does not have the force of law, and therefore requires closely coordinated zoning and other ordinance provisions to provide the means of progressive effectuation of its objectives and purposes.

Several new types of zoning provisions were prepared and adopted to complement Land Use proposals and provide for their accomplishment. Land Use classifications such as "Conservation" illustrate this need.

Agricultural and Conservation classifications are used to encompass land areas which may be designated as agricultural preserves which, in turn, may be specifically regulated by zoning (or by the terms of contracts or agreements) to qualify various lands within such classified areas for benefits resulting from provisions of State Law.

B. Land Use Element, Area Classifications

The Land Use Element of the General Plan is the key element which sets forth the pattern of basic uses of land and thereby establishes the requirements for transportation, recreation, schools, public buildings and other services and facilities, which will be provided for in following elements of the Plan.

In addition, this element provides the guide for the progressive application of zoning, which is the Precise Plan instrument for the accomplishment of the Land Use Plan.

Basic classifications used in the development of the land Use Element are as follows:

1) Conservation Areas.

Extensive areas of Shasta County will ultimately be included in this classification, covering the more remote forested mountain areas in which forestry, recreation, grazing and mining will be primary activities, and in which good conservation practices are imperative. Conservation classifications are as follows:

a. CONSERVATION RECREATION: Applied to extensive areas in public or mixed ownerships in which recreation is, or is intended to be the primary land use and in which conservation of recreational features is essential to the public interest.

b. CONSERVATION, FLOODWAY: Applied to the Designated Floodway to indicate the need for regulations to protect channels for the free flow of floodwaters, and to protect lives and property in areas subject to inundation and flooding.

c. CONSERVATION, GREENWAY: Generally those areas of steep slopes, natural drainageways or areas of buffer zones separating dissimilar uses. Plan priorities strongly suggest retaining these areas in an undeveloped state.

d. CONSERVATION, WATERSHED: Applied to rough mountainous areas where non-intensive recreational, grazing, forestry and mining uses may be expected, where access and services are minimal, where residential development (except seasonal) is discouraged, and where good conservation practices to prevent wildfire and erosion are essential.

e. CONSERVATION, WATER DEVELOPMENT: Applied to sites of proposed water development projects to serve notice of probable use for such purposes, and to discourage incompatible uses.

2) Agricultural Areas

Agricultural classifications are as follows:

a. AGRICULTURAL, INTENSIVE: Applied to areas of prime agricultural soils or other characteristics to support intensive agricultural crop production, which areas are proposed to be protected by zoning regulations to protect agricultural uses and prevent the intrusion of incompatible uses.

areas are proposed to be protected by zoning regulations to protect agricultural uses and prevent the intrusion of incompatible uses.

b. AGRICULTURAL, UPLAND: Applied to upland areas in which forestry, grazing and related light agriculture are primary uses, and where appropriate zoning is essential for the protection and preservation of such uses.

c. AGRICULTURAL, LIGHT: Applied to valley and foothill areas where agriculture, in varying degrees of intensity, is a primary use together with rural low density residential developments. This is a transitional area classification for lands which cannot be rigidly protected for agricultural purposes.

d. AGRICULTURAL, GENERAL: Applied to rural residential areas where location, access, topography, and ownership are more conducive to low density residential development than primary agricultural activities..

3) Agricultural Preserves

The "Conservation" and "Agricultural" land classification areas described above were delineated upon the Land Use element General Plan map with consideration of soil types, topography, present and proposed future uses of land and other such factors related to continuing agricultural uses. Various land ownerships within the above classification areas are suitable for designation as "Agricultural Preserves," and are proposed to be designated as such upon property owners request through the zoning process.

Special zoning provisions have been prepared for this purpose, and have been carefully designed to conform to standards of State law pertaining to agricultural land assessment.

4) Residential Areas

A major feature of the Land Use element consists of residential land use neighborhoods. Wherever possible these will be areas of a size and density standard to contain about five hundred families, which are completely or partially bounded by main traffic ways, which will contain an elementary school and a neighborhood park or playground, and which, in combination with others, will be conveniently served by neighborhood commercial centers, libraries and other local services.

a. RURAL AGRICULTURAL - RESIDENTIAL: Applied to suburban residential areas where sewer and domestic water systems are not available, and where livestock and agricultural uses are acceptable. Population density will average one family per acre.

b. RESIDENTIAL, URBAN LOW DENSITY: Applied to urban or urbanizing areas served by sewer and/or water facilities in which single family uses only are desirable at densities of 1 to 4 families per net acre.

c. RESIDENTIAL, MEDIUM DENSITY: Intended to be applied primarily in "Intensive Urban" areas, and in a limited degree in urbanizing or suburban areas in planned combination with local commercial, industrial, recreational or institutional uses. Maximum density standard is sixteen families per net acre.

d. RESIDENTIAL, HIGH DENSITY: Intended to be applied in "Intensive Urban" areas, and otherwise only where unusual conditions and adequate services and utilities justify densities in excess of sixteen families per net acre.

5) Urban Areas

a. URBAN, INTENSIVE: Applied to unincorporated areas which are intensively developed with diversified urban uses, or which are substantially so developed, and in which detailed zoning in combination with existing development has set a pattern of land use more firm and detailed than the guides of a General Plan. It is intended, however, that the basic standards of the Plan shall apply in such areas.

6) Commercial Areas

Purposes and standards for several types of commercial use areas are listed below. Although all types do not appear on the General Plan map, it is intended that these purposes and standards will guide future zoning practice. In cases of highway-freeway location, it is intended that each standard may accommodate through-traffic commercial facilities.

a. NEIGHBORHOOD SERVICE COMMERCIAL: It is intended that neighborhood commercial service centers be established, as services are required, on sites suitably located to serve from two to four residential neighborhoods containing population potentials of from 3,500 to 7,500 persons, and on sites containing approximately one acre for building coverage and parking for each 1,000 persons in the group of neighborhoods served.

b. COMMUNITY COMMERCIAL: Intended to be applied at larger unincorporated communities where the community and surrounding population potential ranges from 7,500 to 20,000 persons, and where it is desirable that a commercial center be developed progressively to offer a wide range of commercial types and a variety of personal and equipment services at one central location. Acreage standards per 1,000 population are 75% of those for neighborhood centers.

c. REGIONAL COMMERCIAL: This classification is applied in the Redding-Enterprise "Intensive Urban" area to indicate that the Plan proposes that area be retained and protected as the commercial heart area of the County. This primary commercial center is fragmented by the new Interstate Freeway, but the original central business district and new outlaying development areas may be inter-related and coordinated into a sound economic and regional service composite by carefully detailed City and County zoning.

The plan indicates Regional Commercial Sub-centers at Anderson and Central Valley. These established communities are well located to serve such purposes. They are equipped with essential services and are growing in population. Coordinated detailed planning and zoning by the County and the City of Anderson, guided by the standards of this Plan, will fulfill the intended purpose.

7) Industrial Areas

a. INDUSTRIAL (General): Applied to extensive land areas best suited for industrial uses because of natural on-site materials, availability of utilities, access by highways and railroad, convenient source of labor, etc. Standards for these use areas are that the controls related to dust, smoke, noise, odors and other objectionable features be as rigid as is reasonably possible, that they be enforced by law, and that they be up-graded as improved control methods are developed.

Regulations on emissions in such areas will be sufficient to assure the fullest usage potential of contiguous land use elements. These regulations will relate to emissions of smoke, dust, toxic gases, odors and noise, as well as to public safety factors.

b. INDUSTRIAL, SPECIAL: Applied to land areas where conditions are favorable for clean and quiet types of industry which do not require railroad or other heavy industry services. Uses proposed are related to electronics, research laboratories, publishing and printing, precision instrument and equipment manufacture, etc. Standards proposed are low building height limits, low site coverage, substantial parking, landscaping and setback requirements and strict controls on noise, smoke, dust, odors and other nuisances.

8) Airport Areas

a. One airport classification area is shown overlying the Redding Municipal Airport property to recognize the importance of the facility, plans for expansion and improvements, and the need for protective regulations on the site and adjoining lands.

9) Recreation Areas

a. The Recreation classification is applied to several land areas which are best suited for such use and require protection under standards limiting residential and other incompatible uses so that they may be retained as large natural open areas with limited recreational use facilities.

Park and recreation development sites are described in the Parks and Recreation element sections of this report.

C. SUMMARY OF STANDARDS, LAND USE ELEMENT

LAND USE CLASSIFICATIONS AND POPULATION DENSITY STANDARDS

<u>Classification</u>	<u>Land Uses</u>	<u>Families/Acre</u>
1. CONSERVATION		
Recreation	Recreation, related uses	Per zoning
Floodways	Agri., recreation. No homes or permanent bldgs.	
Greenway	General Open Space - limit. developement	
Watershed	Agri., recreation, for- estry, mining	1 per 5 acres
Water Development	Same as Watershed	1 per 5 acres
2. AGRICULTURAL:		
Intensive	Agricultural only	1 per 5-50 acres.
Upland	Agricultural, forestry limited recreation, mining	1 per 5-100 acres
Light	Agricultural, low density residential	1 per 3 acres
General	Rural residential, agri- cultural	1 per 2 acres
3. RESIDENTIAL:		
Rural Agri.-Res.	General agricultural, rural low density residential	1 per 1 acre
Urban Low Density	Residential, one family	1-4 per acre
Medium Density	Res., one family & apts.	1-16 per acre
High Density	Above & hotels, motels, group dwellings, professional.	over 16 per acre
4. COMMERCIAL:		
Neighborhood	Retail shops & local service uses.	<u>Location, Controls</u> Residential areas, res. height limits setbacks, parking on site; 1 acre per 1,000 population
Community	General wholesale, retail repairs and services	Community center sites, parking on site; 1 acre per 1,500 population
Regional	All types of commercial, professional, financial distribution, storage & repair	Redding area, controls on height, nuisances parking, by zoning
Sub-Regional	Same as above, to serve sub-region needs.	Anderson, Central Valley, same as above.

C. SUMMARY OF STANDARDS, LAND USE ELEMENT

LAND USE CLASSIFICATIONS AND POPULATION DENSITY STANDARDS

<u>Classification</u>	<u>Land Uses</u>	<u>Families/Acre</u>
1. CONSERVATION		
Recreation	Recreation, related uses	Per zoning
Floodways	Agri., recreation. No homes or permanent bldgs.	
Greenway	General Open Space - limit. development	
Watershed	Agri., recreation, forestry, mining	1 per 5 acres
Water Development	Same as Watershed	1 per 5 acres
2. AGRICULTURAL:		
Intensive	Agricultural only	1 per 5-50 acres.
Upland	Agricultural, forestry limited recreation, mining	1 per 5-100 acres
Light	Agricultural, low density residential	1 per 3 acres
General	Rural residential, agricultural	1 per 2 acres
3. RESIDENTIAL:		
Rural Agri.-Res.	General agricultural, rural low density residential	1 per 1 acre
Urban Low Density	Residential, one family	1-4 per acre
Medium Density	Res., one family & apts.	1-16 per acre
High Density	Above & hotels, motels, group dwellings, professional.	over 16 per acre
4. COMMERCIAL:		
Neighborhood	Retail shops & local service uses.	<u>Location, Controls</u> Residential areas, res. height limits setbacks, parking on site; 1 acre per 1,000 population
Community	General wholesale, retail repairs and services	Community center sites, parking on site; 1 acre per 1,500 population
Regional	All types of commercial, professional, financial distribution, storage & repair	Redding area, controls on height, nuisances parking, by zoning
Sub-Regional	Same as above, to serve sub-region needs.	Anderson, Central Valley, same as above.

<u>Classification</u>	<u>Land Uses</u>	<u>Location, controls:</u>
5. URBAN, INTENSIVE:	Urban res., commercial, services for region.	Redding, Anderson, Central Valley.
6. INDUSTRIAL:	General Industrial uses.	Nuisance controls by zoning, use permit.
Special Indust.	Limited "clean" types.	Rigid controls on height, coverage, setbacks, parking, landscaping.
7. AIRPORTS:	Aviation and related facilities, limited industrial.	Rigid height and safety controls.
8. RECREATION:	Recreational and limited recreational facilities.	Non-urban open areas, rigid protective controls.

D. BASIC PLAN DATA, LAND USE ELEMENT

Total Area, General Plan coverage:	340 sq. miles
Developable area, based on topography:	200 sq. miles
Present population in planning area:	77,640 (1970 Census)
	82,500 (1973 estimate)

LAND USE PLAN SUMMARY

AGRICULTURAL CLASSIFICATIONS:

	<u>Sq. Mi.</u>	<u>Acres</u>
Agricultural, Intensive-----	19.1	12,240
Agricultural, Upland-----	14	9,000
Agricultural, General-----	79	50,580

RESIDENTIAL CLASSIFICATIONS:

Rural Agricultural-Residential-----	77.4	49,550
Urban, Low Density-----	47	30,110
Urban, Intensive (comb.uses)-----	11	7,000

COMMERCIAL CLASSIFICATIONS:

Community Service-----	(incl. in Urban Intensive)
Regional Service-----	" " "

INDUSTRIAL CLASSIFICATIONS:

Industrial, General-----	15.4	9,840
Industrial, Special-----	1.06	680

AIRPORT CLASSIFICATION: -----

$1\frac{1}{2}$ 1,000

RECREATION CLASSIFICATION: -----

3 2,000

CONSERVATION CLASSIFICATIONS:

Conservation, Recreation -----	21	14,000
Conservation, Floodway -----	10	6,000
Conservation, Watershed -----	29	19,000
Conservation, Water Development ---	10	6,000

TOTAL: 340 217,000

Land uses as shown contain an ultimate population capacity of about 400,000 persons at full development stage. Population variable factors are those of the incorporated Cities and of the extensive General Agricultural classification areas in which population density will increase in transition stages.

Industrial classification areas have a potential of employment for more than 30,000 persons at an average ratio of 3 persons employed per acre. (Acreage totals revised July 6, 1973)

The above planning area and land use classification figures do not include the incorporated areas of the Cities of Redding and Anderson. Regulations pertaining to the Federal planning grant for the project prohibited inclusion of City areas except for general information and coordination purposes. The Cities have adopted General Plans.

This project was designed to avoid intensive planning in the immediate vicinity of Redding and Anderson to permit such work under contemplated City Planning projects.

E. STREETS and HIGHWAYS ELEMENT STANDARDS

1. State Highways

The following State Highway routes are designated for full freeway development, with interchange and grade separation structures to serve present and future needs, as indicated by Land Use element:

- a. Interstate Route 5.
- b. State Sign Route 299, (east and west)
- c. State Sign Route 44.

State Sign Route 209, from Interstate Route 5 to Shasta Dam, is designated as an expressway.

2. State Scenic Highways

The Master Plan for the State Scenic Highway System (preliminary), includes the following routes:

- a. State Sign Route 299-W
- b. State Sign Route 44.
- c. Interstate Route 5, from Redding to Shasta Lake.
- d. State Sign Route 209.

It is recommended that consideration be given to the possible inclusion of the following in the system, and that studies be initiated, in cooperation with the Division of Highways, for official establishment of units of the system:

- a. Interstate Route 5, Shasta Lake to North County Line.
- b. State Sign Route 44, east of Old Oregon Trail.
- c. State Sign Route 299-E, east of Churn Creek.

3. County Roads

County roads on the plan are classified as Major Local Roads and as Collector or Frontage Roads. Standards for these are as follows, and as more fully detailed in the County Subdivision Improvement Standards:

- a. Major Local Roads: four 12 foot moving lanes, two 8 foot shoulders or parking lanes, and curbs, gutters and sidewalks as required, on rights-of-way of 64 to 104 feet. The greater right-of-way will be required for center divider sections to contain left turn holding lanes in Intensive Urban areas and otherwise wherever local conditions require such width.

b. Collector or Frontage Roads: two 12 foot moving lanes and two 8 foot parking lanes, and curbs, gutters and sidewalks as required, on rights-of-way of 60 to 64 feet.

F. PUBLIC FACILITIES ELEMENT STANDARDS

The Public Facilities element map shows schools, local parks, libraries, fire stations and other local service facilities which are existing, and also such facilities which will be required in the future in relation to the Land Use element and projected population based on land use and population density standards.

Standards for public facilities are as follows:

a. Elementary Schools:

Site: 5 acres plus 1 acre per each 100 students.

Capacity: 500 students (variable in rural areas).

b. Junior High Schools:

Site: 30 plus acres.

Capacity: 800 students (variable).

c. High Schools:

Site: 40 plus acres.

Capacity: 1,000 - 1,500 students.

d. Neighborhood Parks, Playgrounds:

One per neighborhood of approx. 500 families.

Site: 4 to 6 acres in residential areas.

Facilities: Playground equipment, softball diamond, open play area, family picnic sites.

e. Fire Stations:

Per Pacific Fire Rating Bureau and State Forestry Standards.

f. Libraries:

Per National Library Association and County Library standards.

g. Airports:

Per City of Redding plans.

h. Waste Disposal Sites:

Per standards of Department of Public Works.

G. PARKS AND RECREATION ELEMENT STANDARDS

Four types of parks or recreation areas are proposed in the Plan, and are classified as follows:

a. Neighborhood Parks:

These are intended to serve residential neighborhoods at a ratio of one per elementary school, or 500 families, and site areas of from 4 to 6 acres, or one acre per 100 families. They are proposed to be turfed and landscaped, and to be developed with playground equipment and game areas for tennis, softball, etc. They should be located adjacent to elementary schools wherever conditions permit.

b. Community Parks:

These are intended to serve communities of groups of neighborhoods at a ratio of one per community of from 20,000 to 50,000 persons, and on sites ranging from 20 to 60 acres or more. They should utilize natural settings on rivers, streams, or reservoirs, or groves of trees, etc. They should provide picnic sites, swimming, boating and fishing, open play areas, etc., as conditions permit.

c. Regional Recreational Areas:

These are intended to include State Parks and Federal water project sites in the valley and foothill areas of the County which are used by persons from a region larger than the County. They are to be developed in relation to the natural features they contain, and are in some cases administered by local agencies.

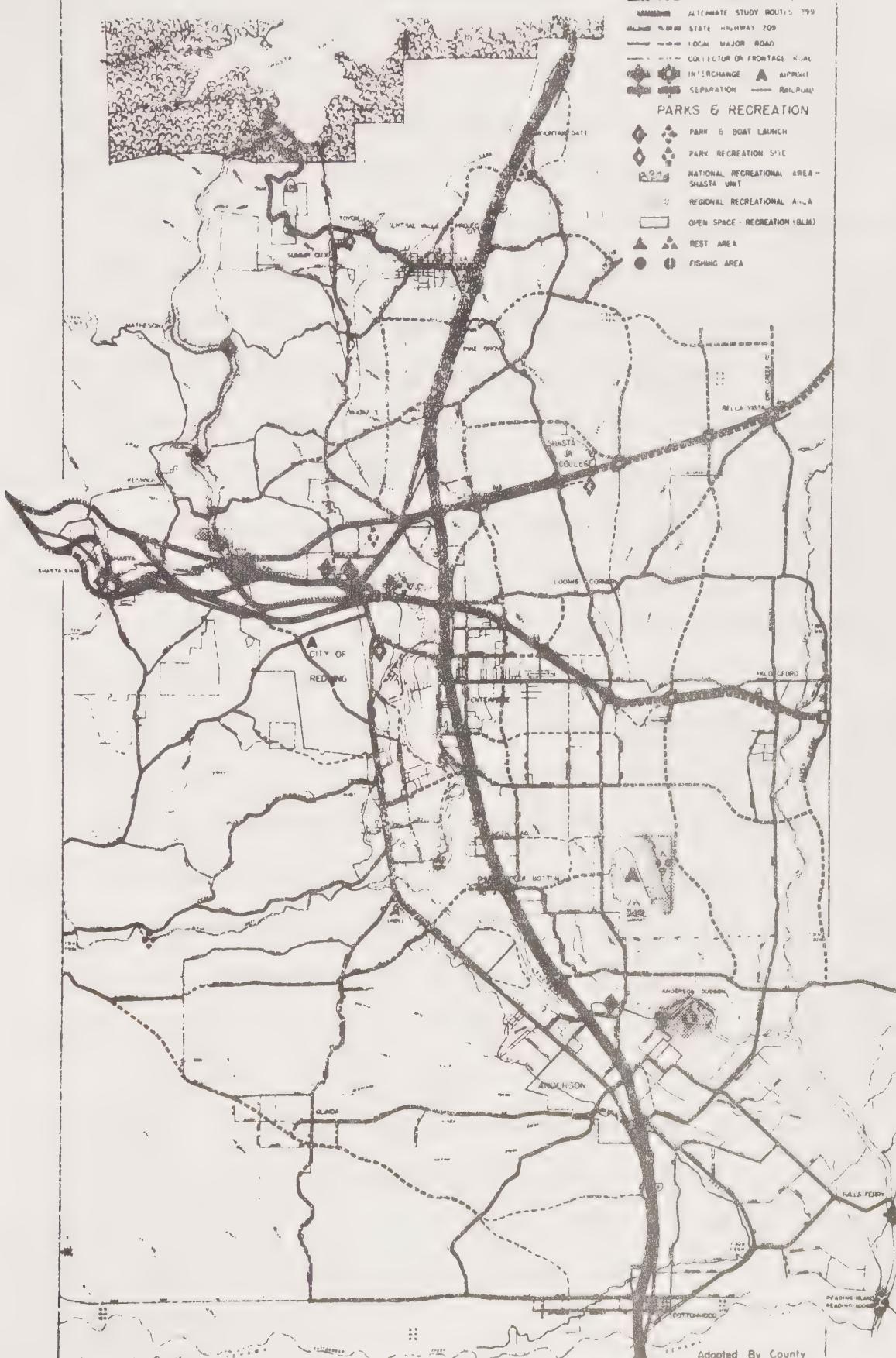
d. Federal Recreational Areas:

These include National Parks, National Forest recreational sites, and other Federal lands used for recreation purposes. They are developed and operated by Federal agencies in accordance with plans of such agencies, and are used for the designed purposes from areas far beyond the County boundaries.

GENERAL PLAN PROJECT SHASTA COUNTY, CALIFORNIA

SOUTH-CENTRAL
URBAN REGION

CIRCULATION, RECREATION ELEMENTS
STREETS & HIGHWAYS



Approved by County
Planning Commission
April 6, 1967
Secretary

Adopted By County
Board of Supervisors
May 22, 1967
Clerk

A. LAND USE ELEMENT

This element of the General Plan classifies all land areas for basic primary and compatible uses, which classifications relate to geology, topography, elevation, climate, soil types, vegetation, access and existing uses and developments.

The Mountain Region Plan area is truly mountainous throughout most of its area of coverage. Most of the population is located in small rural communities along main transportation routes. About 42% of the area is in public ownerships which include long-range planning as part of their normal land management operations. Most of the private lands are held in large acreage ownerships which have established objectives for future uses of their lands.

The above conditions contributed to the development of a realistic and clear-cut pattern of land use classifications which are intended to serve the following purposes:

1. To give official recognition to the value of natural resources in water, soils, minerals, timber and natural recreation features.
2. To provide the official guide for the protection of such resources through zoning and other local measures.
3. To provide a relationship between County plans and planning measures and provisions of State law which are designed to assist in the continuing economic utilization of agricultural resources.
4. To provide for small urban communities in proper locations, with adequate services and facilities to meet the needs of residents, the surrounding trade areas, seasonal residents and tourist traffic. Compact development areas are recommended in the interest of economic construction of roads, water and sewer systems, etc.

5. To provide for urban community expansion areas to accommodate recreational and seasonal homesites and limited commercial and public service developments adjacent to established communities. Such developments should be located in urban expansion areas rather than in scattered locations in conservation and agricultural land classification areas in which they would constitute incompatible uses.
6. To include all ownerships of land, both public and private, in one comprehensive and closely coordinated plan which, to a general degree, applies a common set of standards and a common terminology to the total County area for general planning purposes

B. CIRCULATION ELEMENT

1. State Highways.

This element of the General Plan classifies the following units of the State Highway system for ultimate development to full freeway standards, with interim expressway construction standards, on some low traffic volume sections:

- a. Interstate Route 5.
- b. State Sign Routes 44, 89 and 299.

Grade separation structures are proposed at intersections with County Collector and Scenic Roads, and with such other minor roads as may later be determined.

- c. State Sign Route 36 is classified for construction as a conventional State Highway.

2. State Scenic Highways.

The Master Plan for the State Scenic Highways System includes the following route sections:

- a. Interstate Route 5, Redding to Shasta Lake.
- b. Sign Route 44, Redding to Sign Route 89.
- c. Sign Route 89, Sign Route 44 to North County line.
- d. Sign Route 299W, Redding to west County line.
- e. Sign Route 299E, Sign Route 89 to east County line.

The General Plan proposes the following revisions in the State Master Plan:

- (1) Include in the State Master Plan all units of the State Highway system in the Mountain Region, with the exception of the small section of Sign Route 36 which lies within the Region.
- (2) Include that portion of Sign Route 36 at a later

date if it is proposed for inclusion by Tehama and Trinity Counties.

3. County Roads.

The General Plan for the Mountain Region recognizes changes in State and Federal highway standards which have occurred since preparation of the South-Central Urban Region plan, and for this reason a new set of classifications and standards has been developed for County Roads in the Mountain Region area.

Because of the decided difference in the physical characteristics of the Part I and Part II planning areas, no real conflict results from the variance in standards. However, it is proposed that the Part I standards be reviewed in consideration of the recent State and Federal standards referred to above.

County Roads are classified in the General Plan as follows:

- a. Collector: Through routes of major importance, to be included in the County Select Road System. Right-of-way, 90'+.
- b. Scenic Road: Routes of special service character of a recreational, scenic or resource access nature. Right-of-way 60'+.

C. RECREATION ELEMENT

The Recreation Element of the General Plan includes the plans of all agencies concerned with the various phases of recreation development activities in the planning area.

Shasta County has a great resource in natural scenic attractions and recreational features, and a large part of its land area is planned for recreational use. These land areas include parts of the Lassen, Shasta and Trinity National Forests, Lassen

Volcanic National Park, lands in the Whiskeytown and Shasta National Recreation Areas, lands of the Bureau of Land Management, State Parks, County park lands, parts of public utility company land ownerships, etc.

The General Plan incorporates the long-range and, in some cases, highly detailed plans of recreation development and management agencies such as the National Park Service, the National Forests and the State Department of Parks and Recreation.

In the case of Bureau of Land Management lands, the General Plan is more precise in identifying a large number of small and separated sites for particular recreation purposes, in line with the active recreation planning being developed by the Bureau.

Because of the extensive recreational land area in public ownership and the wide distribution of such ownerships throughout the County, the role of the County and its Recreation Commission is simply to coordinate overall planning detail, promote new projects and enlist financial assistance from agencies such as the Wildlife Conservation Board, and to cooperate in partnership development programs such as the Lake Britton projects.

The General Plan includes also the existing and future projects in the outstanding recreational program of the Pacific Gas and Electric Company, and anticipates future recreational developments as features of proposed water development projects throughout the plan area.

MOUNTAIN REGION

PUBLIC BUILDINGS, SITES ELEMENT

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D. PUBLIC BUILDINGS, SITES ELEMENT

This element of the General Plan is intended to present an inventory of the existing public services in the planning area and, by use of the standards of the plan and the land classifications and population densities of the Land Use element, provide the bases for projecting needs for such public service facilities in the future.

Because of the physical characteristics of Shasta County, the extensive public land ownerships, the nature of existing and future land uses, it is obvious that the great bulk of future population growth and urban development will occur in the South-Central Urban Region.

The Mountain Region communities will grow slowly as a natural result of population migration to attractive mountain areas, more intensive use of some agricultural and forest lands, slowly increasing employment and service requirements, improved access highways, etc.

The mountain communities are generally well served with local service facilities, and in most cases the existing facilities may be expanded to accommodate increasing population. Present and future facility problems relate more to drainage, water supply and sanitation than to schools, libraries, fire protection, etc.

The General Plan proposes that, through zoning based on the plan, future residential development be restricted substantially to the urban communities and expansion areas so that existing facilities may be more fully utilized and economically expanded

as required, and that the future need for duplicate facilities in scattered new locations be reduced to a reasonable minimum.

General Plan standards will provide the guide for such facilities as may be required in the future.

III. BASIC PLANNING INFORMATION

Although the General Plan for Shasta County is, as its name implies, a plan developed in general terms, with flexibility in its standards and recommendations, it is in fact a realistic guide for the primary elements of growth and development which is based on intensive studies and a wide variety of factual material.

Most of the basic material was developed by governmental agencies, and was assembled, analyzed and discussed with agency representatives to provide a strong factual base for plan proposals.

In this process, the assistance of many agency representatives was enlisted, and the response in interest, time and original research and field investigations was extremely helpful - and sincerely appreciated.

In order that some of the basic study data may be easily related to Plan elements, and be made available for related reference purposes, various data maps are included herein, as follows:

GEOLOGY, MINERALS and MINES.

TIMBER CROPLAND and VEGETATION.

WATER DEVELOPMENT WORKS.

SOIL CLASSIFICATION.

IRRIGATED and IRRIGABLE LANDS.
(And Potential Service Areas)

PUBLIC LAND OWNERSHIPS.

FEDERAL, STATE LAND MANAGEMENT PLANS.

TRAFFIC VOLUME (State Highways).

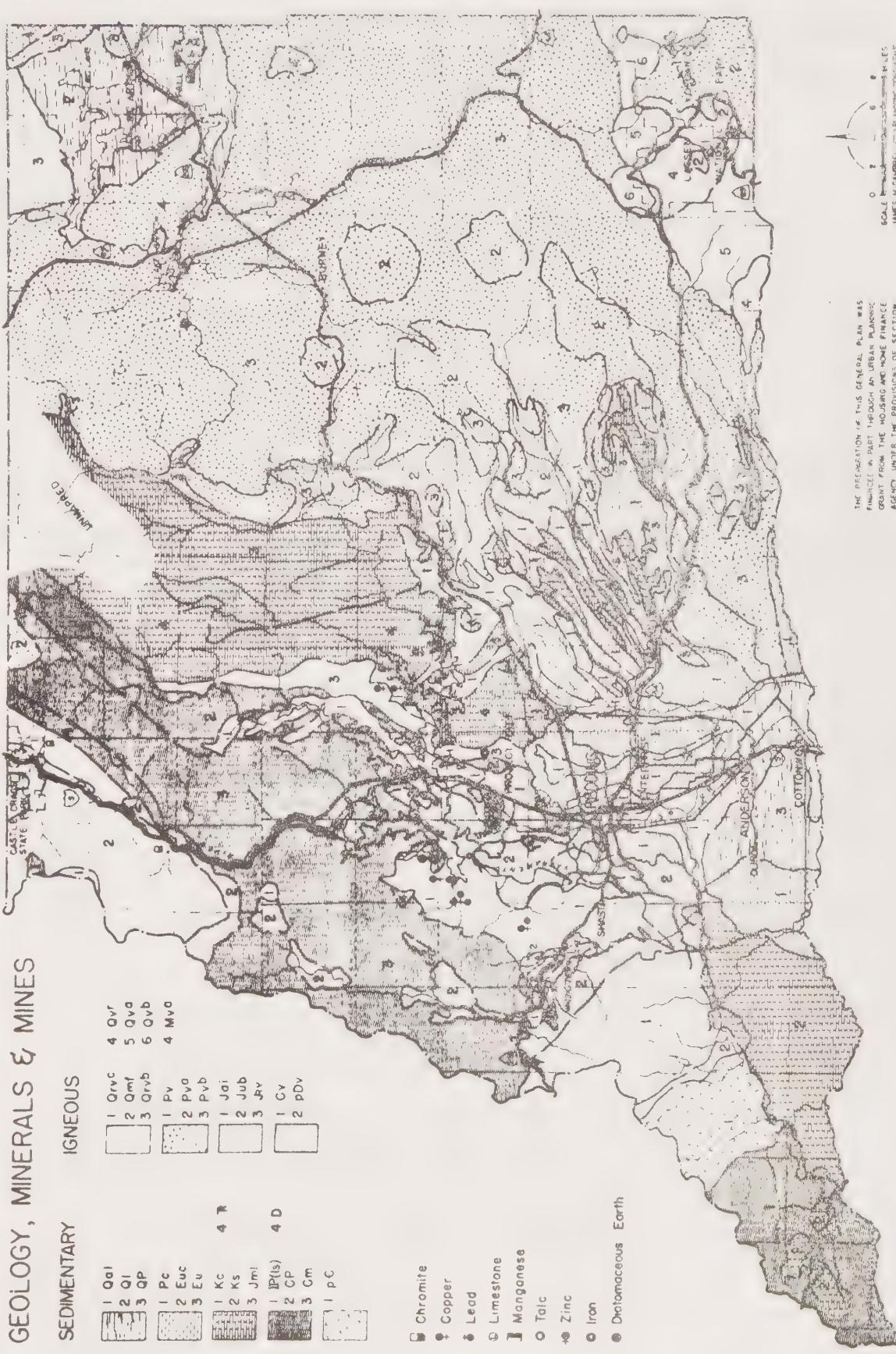
POPULATION DENSITY and DISTRIBUTION.

CHENGEIRAN, ILLIAN IRRED, UTECH, T. S. SASSINA COMMUNITY, CALIF.

GEOLOGY, MINERALS & MINES

SEDIMENTARY

1	Qal	4	R
2	QI	5	Qvr
3	QP	6	Qvb
1	Pc	1	Pv
2	Euc	2	Pvo
3	Eu	3	Pvb
1	Kc	1	Jai
2	Ks	2	Jub
3	Jrh	3	Jv
1	IP(s)	4	D
2	CP	1	Cv
3	Cm	2	PDV
1	PC		



THE PREPARATION OF THIS GENERAL PLAN WAS
FINANCED IN PART THROUGH AN URBAN PLANNING
GRANT FROM THE HOUSING AND HOME FINANCE
AGENCY, UNDER THE PROVISIONS OF SECTION
106 OF THE HOUSING ACT OF 1954, AS AMENDED.

OUTLINE GEOLOGIC MAPS
STATE OF CALIFORNIA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINES

GENERAL PLAN PROJECT • SHASTA COUNTY, CALIFORNIA

G E O L O G Y, M I N E R A L S, & M I N E S

Sedimentary Rocks

- 1. Qal - Quaternary Alluvium
- 2. Q1 - Quaternary Pleistocene lake bed
- 3. QP - Quaternary and Upper Pliocene

- 1. Pc - Undivided Pliocene non-marine
- 2. Euc - Upper Eocene non-marine
- 3. Eu - Upper Eocene marine

- 1. Kc - Upper Cretaceous marine
- 2. Ks - Lower Cretaceous marine
- 3. Jml - Middle and Lower Jurassic marine meta-sediments
- 4. R - Triassic marine meta-sediments

- 1. IP (ls) - Undivided Paleozoic meta-sediments, (limestone)
- 2. CP - Pennsylvanian and Permian marine meta-sediments
- 3. CM - Mississippian marine meta-sediments
- 4. D - Devonian marine meta-sediments

- 1. p^c - Pre-Cambrian metamorphics

Igneous Rocks

- 1. Qrv^c - Quaternary Cinder cones
- 2. Qmf - Quaternary Volcanic mud flows
- 3. Qrv^r - Quaternary Recent basalt
- 4. Qv^a - Quaternary Pleistocene rhyolite
- 5. Qv^a - Quaternary Pleistocene andesite
- 6. Qv^b - Quaternary Pleistocene basalt

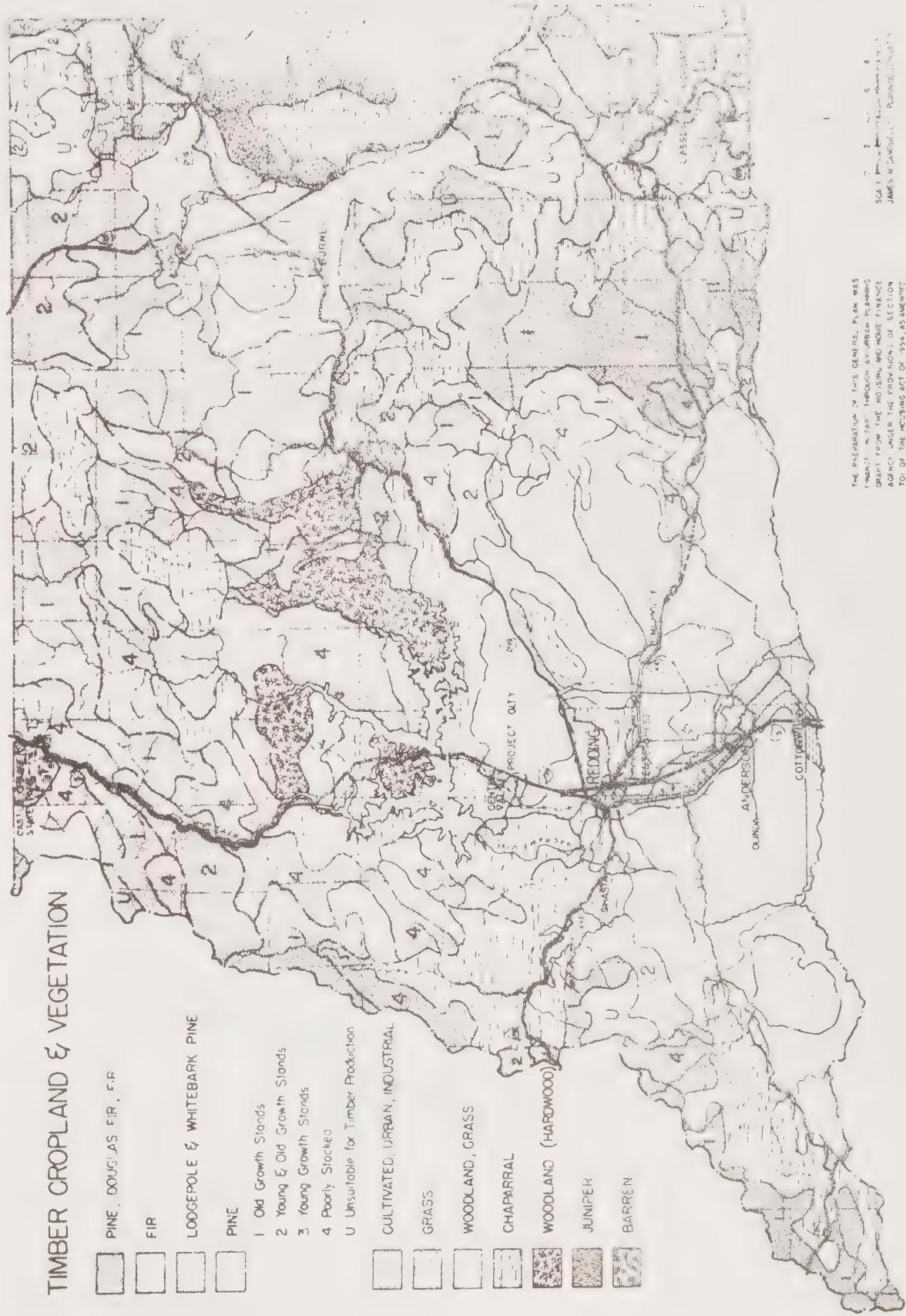
- 1. Pv - Pliocene volcanics
- 2. Pv^a - Pliocene andesite
- 3. Pv^b - Pliocene basalt
- 4. Mv^a - Miocene andesite

- 1. Jai - Jurassic acid intrusives (granitic rock)
- 2. Jub - Jurassic ultra-basic intrusives
- 3. Rv - Jura-Trias meta-volcanics

- 1. Cv - Carboniferous meta-volcanics
- 2. pDv - Undivided pre-Devonian meta-volcanics

• *THE INFLUENCE OF THE PAST* (1902) •

TIMBER CROPLAND & VEGETATION



Siapa yang berjaya dalam permainan ini akan mendapat hadiah.

THE PREPARATION OF THIS GENERAL PLAN WAS
INITIATED IN 1940, THROUGH AN AGREEMENT BEING
OBTAINED FROM THE HOME AND MUNICIPAL FINANCE
AGENCY, UNDER THE PROVISIONS OF SECTION
701 OF THE HOUSING ACT OF 1934, AS AMENDED.

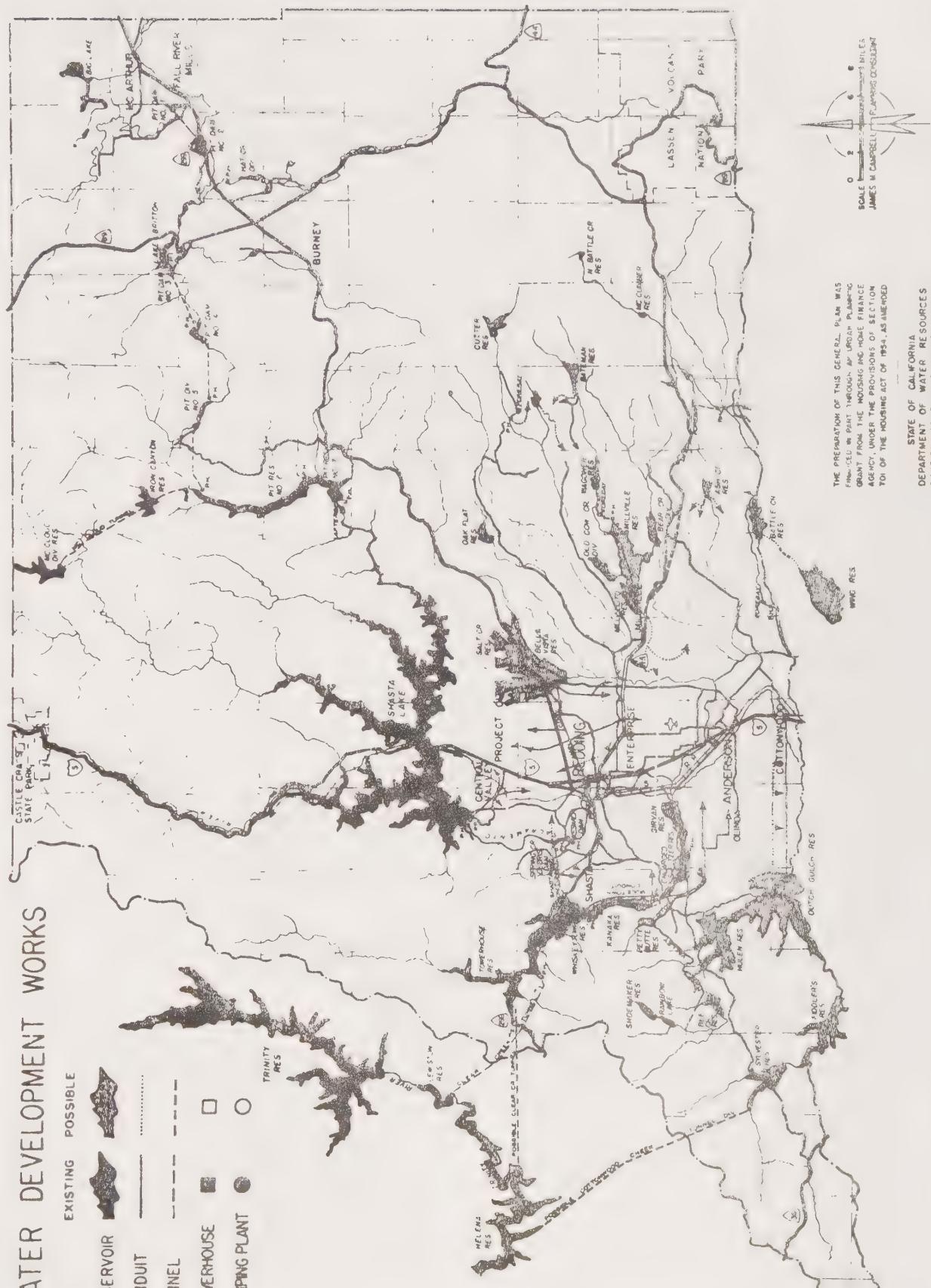
U. S. DEPARTMENT OF AGRICULTURE
FOREST DIVISION
CALIFORNIA FOREST & RANGE EXPERIMENT STATION
BERKELEY, CALIFORNIA

GENERAL PLANNED PROJECT - SHASTA COUNTY, CALIF.

WATER DEVELOPMENT WORKS

EXISTING POSSIBLE

- RESERVOIR
- CONDUIT
- TUNNEL
- POWERHOUSE
- PUMPING PLANT



THE PREPARATION OF THIS GENERAL PLAN WAS FINANCED IN PART THROUGH AN 80-CENT PLANNING GRANT FROM THE NATIONAL HOUSING STABILIZATION AGENCY, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES
DIVISION OF RESOURCES PLANNING
SHASTA COUNTY INVESTIGATION

SCALE
0 1 2 3 4 5
MILES
JAMES M. CAMPBELL, PLANNING CONSULTANT

GENERAL PLAN PURDUE COUNTY, SHASTA COUNTY, CALIFORNIA

SOIL CLASSIFICATION



THE FRENCH REVOLUTION, 1789-1799. (1899)

IRRIGATED AND IRRIGABLE LANDS AND POTENTIAL SERVICE AREAS

IRRIGATED AND IRRIGABLE LANDS AND POTENTIAL SERVICE AREAS

LEGEND

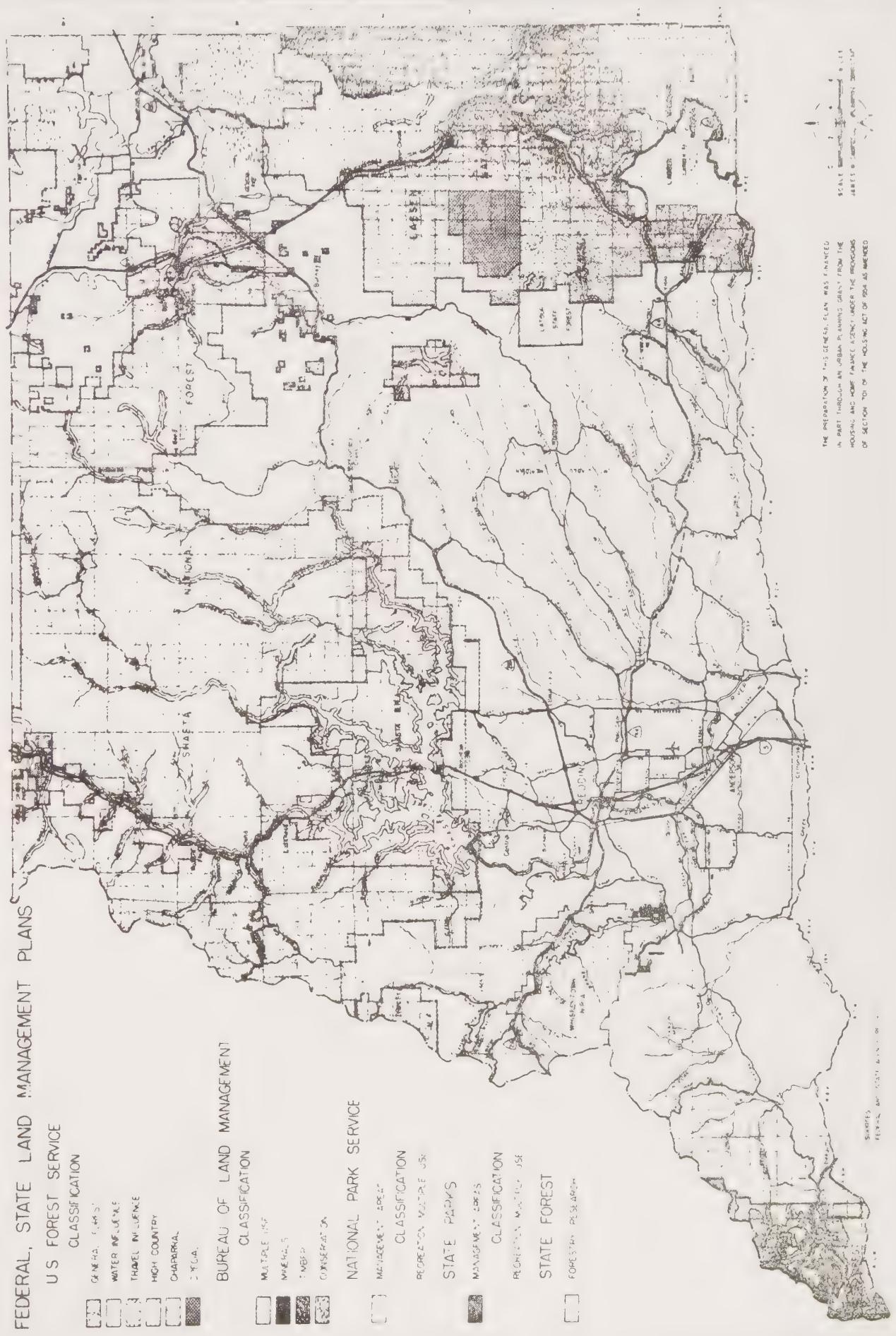
- PRES. IRRIGATED LANDS
- PROTECTED MEADOW AND JR. JR. LANDS
- PRES. URBAN AND SUBURBAN LANDS
- IRRIGABLE LANDS
- POTENTIAL SERVICE AREAS

SCALE 0 1 2 3 4 5 6 7 8 9 10 MILES
16 32 48 64 80 96 112 128 144 160 176 192 208 224 240 256 272 288 304 320 336 352 368 384 400 416 432 448 464 480 496 512 528 544 560 576 592 608 624 640 656 672 688 704 720 736 752 768 784 800 816 832 848 864 880 896 904 920 936 944 960 976 992 1000

NORTH

INFORMATION ON THIS GENERAL PLAN WAS FURNISHED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1949, AS AMENDED.

COLLEGE PARK PLAN DIRECTIVE, COMMUNITY PLANNING, CALIFORNIA



GENERAL PLAN DIRECTORIAL STATEMENT SAN JOSE, CALIFORNIA

TRAFFIC VOLUME

PEAK MONTH

1966

ADT

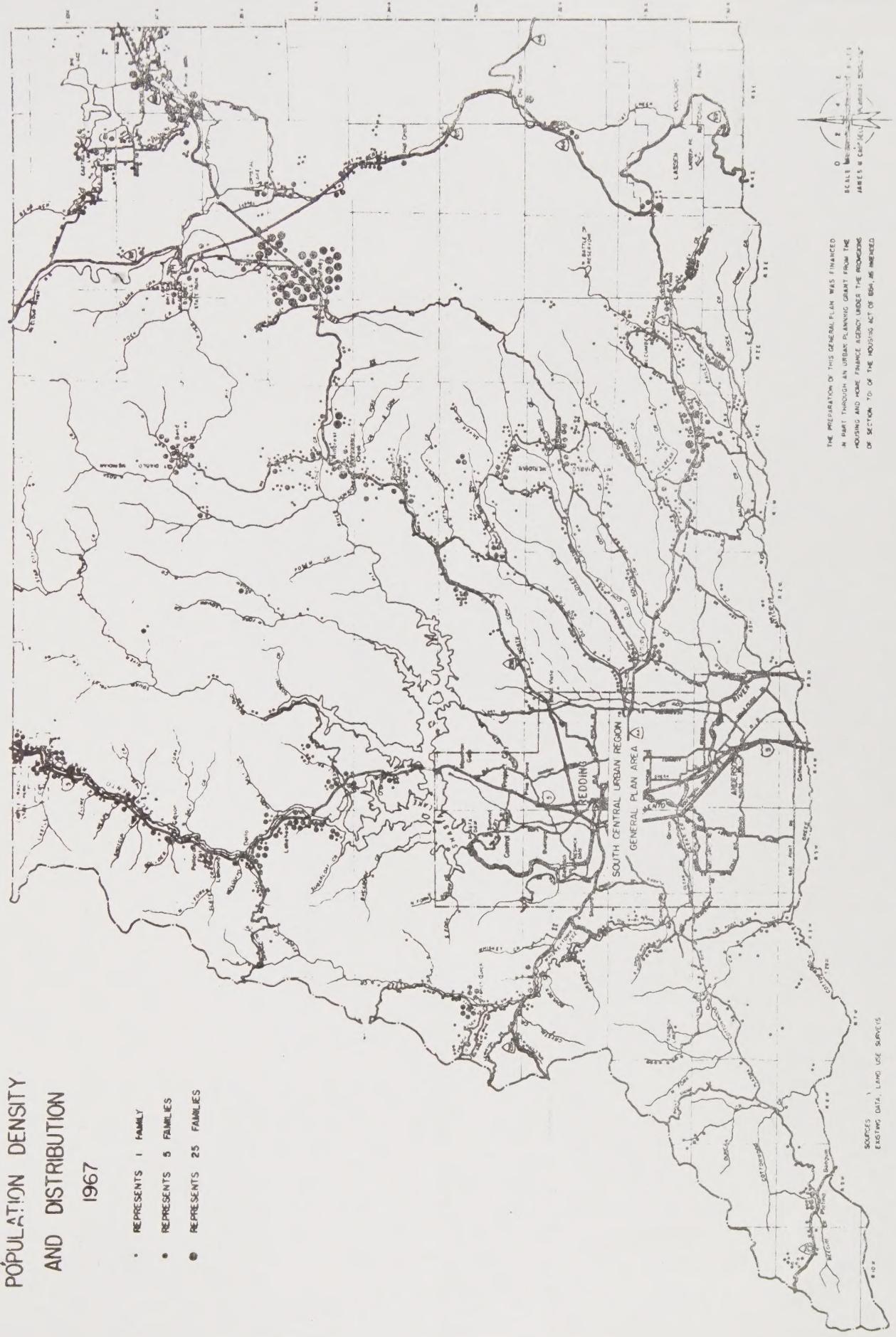


AVERAGE DAILY TRAFFIC
(1) RATE 36 ADT 500



POPULATION DENSITY
AND DISTRIBUTION

REPRESENTS 1 FAMILY
REPRESENTS 5 FAMILIES
REPRESENTS 25 FAMILIES



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STUDIES LIBRARY

JUN 20 2024

UNIVERSITY OF CALIFORNIA

